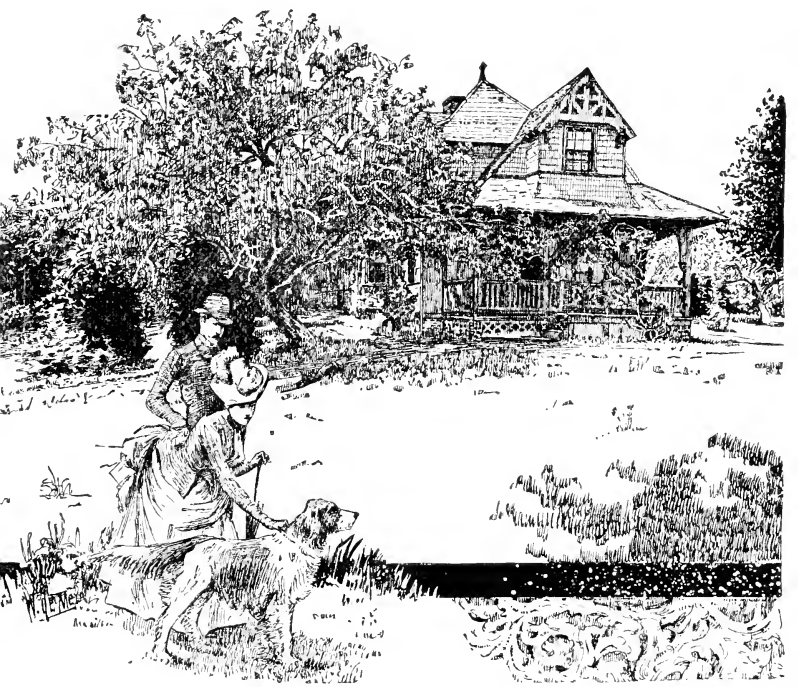
NUTLEY
NEW JERSEY.



Ten Years' Rent pays for your Home.

Ten Years' Rent Pays for your Home

—AT—

NUTLEY,

NEW JERSEY,

ON NEWARK BRANCH

Of New York, Lake Erie & Western Railway.

13 Miles from City Hall, New York: 40 Minutes from New York Side; 33 Daily Trains; Yearly Commutation, $63, averaging $5.25 per Month.

ITS ATTRACTIONS

As a Suburban Residence

WITH

TABLES OF EASY MONTHLY PAYMENTS

Showing how all may Own their Homes by Payments Less per Month than the Rental of Small Apartments in the City.

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1888.

A DESIRE to own a home, a shelter for our family or those dependent on us for support, is inherent in the breast of every industrious man or woman. A home, either owned by ourselves, or rented from those who own it, is as necessary to our existence, as the food we eat, and the clothing we wear. It is this unavoidable necessity which renders the investment in private dwellings, one of the safest of all possible investments. As all self-supporting persons must either own their homes or rent them from others, we may with propriety divide the whole community into two great classes : the one home owners, the other home renters. The first, presupposes the possession of accumulated capital as represented by the property owned ; the second, the ability to pay money to those who constitute the first class, the owners of property. The aim of every worthy member of the second class, is, by industry, prudence and economy, to transfer himself to the first class, become the possessor of accumulated labor or capital, and having accomplished this he or she instinctively desires to escape the thraldom of perpetual rent paying and become the possessor of a permanent home, within whose sheltering walls the wife and children, or the mother and sisters may find a secure resting-place, and from which no vicissitudes of fortune, revulsions in business, or the inevitable return of the dreaded rent day can expel them. While securing to himself a safe investment at legal rates of interest on the capital

invested, it is primarily the object of the owner of the property herein offered for sale, to afford the opportunity to all intelligent persons now paying rent for the homes they occupy to become *owners* instead of *tenants*, and by a small addition to the amount each now pays for rent, become in ten years' time the owners of their homes. To pass from the second class, as named above, to the first class, to be accumulators of capital, and not dependents on the demands of the landlord, the careful perusal of these few pages will clearly explain his plan, and prove that those who avail themselves of it, have

A NEVER-FAILING SAVINGS BANK,

under their own control, in which their savings can be securely deposited, beyond possibility of loss from mismanaging directors or defaulting officers, and in which every dollar placed brings them a large return.

This property is located at the attractive and picturesque village of Nutley, Essex County, New Jersey, thirteen miles from the City Hall, New York City, on the Newark Branch of the New York, Lake Erie and Western Railway, with ferries at Chambers street and Twenty-third street; distant in time forty minutes from the New York side, with thirty-three daily trains, with low rates of commutation averaging $5.25 per month. No suburban locality within the same distance of New York City offers the varied attractions for a country home, as are found at Nutley and vicinity. The land is high and rolling with perfect drainage. The landscape, picturesque and beautiful, presenting a succession of wooded hills, cultivated valleys, dotted with rural homes, and enlivened by the gleaming waters of

the Passaic River winding its way through hill and valley. The soil is rich and fertile, with substratum of clean gravel, thus affording a pure aud wholesome water, a necessity to health and comfort. Situated on the west side of the Passaic River, it is distant about five miles from the business centre of Newark, three from Montclair, two from Passaic and two from Bloomfield. Washington Avenue, one hundred feet wide, paved with Telford pavement and extending from Newark to the line of Passaic County, passes through the centre of the village and affords a splendid roadway to those fond of equestrian exercise. Within easy walking distance (eight minutes) of our property is the favorite boating section of the Passaic River. During the Summer and Fall numerous rowing clubs hold their competitive regattas here and attract friends and visitors from adjacent towns and cities ; boating, bathing and fishing are desirable summer amusements accessible to all who live at Nutley.

In time, Nutley is nearer the centre of business in New York City, than the outlying portions of Harlem or Brooklyn, and is reached with greater comfort and ease by the daily commuter, in commodious cars, free from the dangerous crowd and rush that attends the use of our elevated trains. The New York, Lake Erie and Western Railway Company are far in advance of any railway entering New York City in well appointed cars, frequency of trains, low rates of commutation, and generally liberal appreciation of the value of local suburban travel, all of which, inures to the direct benefit of those selecting their homes on this road. Three stations, within two minutes by rail of each other, Avondale, Nutley and Franklin, furnish unusual facilities for locating within easy walking

distance of your home. Every portion of our property can be reached from one or the other of these stations in from five to eight minutes by good roads and sidewalks. Nutley and its immediate vicinity comprises a population of nearly 2,500 with well-supplied stores and markets. The butcher and grocer call daily at your door, the average cost of household supplies is much less than in the city. Taxes, which consume so large a proportion of the income value of city real estate are here comparatively nominal. Four churches, Episcopal, Dutch Reformed, Methodist and Catholic, centrally located, two well-graded public and two private schools, afford ample religious and educational advantages, equal to any suburban locality. In addition to these, school tickets, to and from Newark, are sold by the Railroad Company at low rates, to enable those more advanced in their studies to avail themselves of the Public Grammar Schools and Normal College there located. These compare favorably in course of instruction and grade of studies pursued with the best schools in New York and Brooklyn. With this brief description of Nutley, we pass to the explanation of our TEN YEAR PAYMENT PLAN by which every one now paying rent, may apply the amount so paid on the purchase of a home, and during ten years of occupancy be both landlord and tenant, and at the expiration of that time the owner of the property occupied. As a pledge of the purchaser's good intentions to comply with the terms of his contract, a payment of ten per cent. of the stipulated cost of house and ground is required at time of signing contract and taking possession. The remaining ninety per cent. with interest at the rate of six per cent. per annum, will be equally distributed over a period of ten years, to be paid in equal

monthly or quarterly instalments as purchaser may elect. The following tables show the total amount paid, the amount paid annually, and the amount paid monthly on a contract for the purchase of a house and plot costing respectively, $2,250, $3,500, $4,000 and $5,500. If purchasers so elect they may at any time after forty per cent. of purchase price has been paid, take title and give a mortgage running three or five years for the balance. Special and very liberal terms will be made with anyone desiring to have a more costly dwelling erected on a larger plot of ground. We have now built and ready for occupancy houses for sale on this rent saving plan, as follows :

Houses 25x30, 2 stories and attic, 6 rooms ; plot, 50x120	$2,250	00
Monthly payments on above, averaging	22	44
" 25x35, 2 stories and attic, 8 rooms; plot, 60x160	3,500	00
Monthly payments on above, averaging	34	91
" 33x45, 2 stories and attic, 11 rooms; replete with every modern improvement, hot and cold water bath, toilet,open fire places,hard wood finish, register in every room; plot, 65x125,	5,500	00
Monthly payments on above, averaging	54	86

As the houses above specified would readily command, if rented, the ten per cent. required to be paid at time of purchase as annual rent, we are fully justified in claiming that,

TEN YEARS' RENT PAYS FOR YOUR HOME.

As a tenant, you have nothing to show for the money you pay monthly for rent, when the month's occupancy has expired. As a purchaser on our ten year payment plan, every dollar you pay is increasing your equity in your own home and is accumulated savings under your own control.

Table of Payments in Monthly Instalments,

Payments in 10 years in Monthly Instalments, Interest at 6 per cent. on Deferred Payments, paying in full for House and Land at **$2,250.**

Payments Monthly Interest on Deferments, p for Hous at **$3,50**

PAYMENTS.		TOTAL.	EACH MONTH.		TO
10 per cent. at time of purchase..	.....	$225 00		... .	$3
Payment 1st Year..	$202 50			$315 00	
Interest	121 50	324 00	$27 00	189 00	5
Payment 2d Year..	202 50			315 00	
Interest	109 35	311 85	25 99	170 10	48
Payment 3d Year..	202 50			315 00	
Interest	97 20	299 70	24 98	151 20	4
Payment 4th Year.	202 50			315 00	
Interest	85 05	287 55	23 96	132 30	44
Payment 5th Year.	202 50			315 00	
Interest	72 90	275 40	22 95	113 40	42
Payment 6th Year.	202 50			315 00	
Interest.....	60 75	263 25	21 94	94 50	40
Payment 7th Year.	202 50			315 00	
Interest..	48 60	251 10	20 93	75 60	39
Payment 8th Year.	202 50			315 00	
Interest..	36 45	238 95	19 91	56 70	37
Payment 9th Year.	202 50			315 00	
Interest.	24 30	226 80	18 90	37 80	35
Payment 10th Year	202 50			315 00	
Interest..	12 15	214 65	17 89	18 90	33
Totals.... ...		$2,918 25	$224 45		$4,53
Average Payment per Month		$22 44		Average Pa per Month	

ıg in full for House and Land in Ten Years.

ears in ıments, r cent Pay- in full Land — Each Month.	Payments in 10 years in Monthly Instalments, Interest at 6 per cent. on Deferred Payments, paying in full for House and Land at **$4,000.**			Payments in 10 years in Monthly Instalments, Interest at 6 per cent. on Deferred Payments, paying in full for House and Land at **$5,500.**		
		TOTAL.	Each Month.		TOTAL.	Each Month.
	.....	$400 00		...	$550 00	
	$360 00			$495 00		
$42 00	216 00	576 00	$48 00	297 00	792 00	$66 00
	360 00			495 60		
40 43	194 40	554 40	46 20	267 30	762 30	63 53
	360 00			495 00		
38 85	172 80	532 80	44 40	237 60	732 60	61 05
	360 00			495 00		
37 28	151 20	511 20	42 60	207 90	702 90	58 58
	360 00			495 00		
35 70	129 60	489 60	40 80	178 20	673 20	56 10
	360 00			495 00		
34 13	108 00	468 00	39 00	148 50	643 50	53 63
	360 00			495 00		
32 55	86 40	446 40	37 20	118 80	613 80	51 15
	360 00			495 00		
30 98	64 80	424 80	35 40	89 10	584 10	48 68
	360 00			495 00		
29 40	43 20	403 20	33 60	59 40	554 40	46 20
	360 00			495 00		
27 83	21 60	381 60	31 80	29 70	524 70	43 73
$349 15		$5,188 00	$399 00		$7,133 50	$548 65
t $34 91	Average Payment per Month..		$39 90	Average Payment per Month.....		$54 86

A simple analysis of the above tables show:

As a purchaser of house and land at $2,250, you pay principal and interest in ten years..... $2,918.25

As tenant of same, at $18.75 per month rent, you pay..... 2,250 00

Excess in ten years as purchaser, over rent. $668.25

or practically by the annual payment of only $66.82 for ten years, in excess of what you would have paid for rent, and for which you have nothing to show, you become the owner of your home without a dollar of encumbrance.

Again, as purchaser of house and land at $3,500, you pay principal and interest in ten years.... $4,539.40

As tenant of same, at $29.17 rent per month, you pay..... 3,500 00

Excess in ten years as purchaser, over rent. $1,039.40

or by the payment annually of only $103.95, in excess of what you would have paid for rent, you own your home. The same rule applies to each table.

With these figures before you, the startling results of which may never before have been brought to your notice, who will continue to pay, year after year, rent which may truly be said, "to perish in the using" when the same money with so small an amount added will purchase a home, which may in time double in value. The very fact that your monthly rent is by our TEN YEAR PAYMENT PLAN, monthly savings deposited in the securest bank, growing and increasing annually, necessarily begets the habit of economy and the desire to save, and this is in itself one of the strong inducements for the adoption of our plan of purchase. Should circumstances

compel your removal to some other place during the existence of your contract you have your equity in the same, transferable to any purchaser, and your accumulated rent as capital at your command. Should the purchaser of one of our homes, say at $3,500, after having paid in ten years in full for his home continue the practice of laying aside each month the sum he paid monthly during the first year of his purchase, and invest the same at six per cent. interest with accrued interest added to the principal, he would in ten years have accumulated over *seven thousand dollars.* Thus should his annual earnings remain the same as when he first began the purchase of his home, he would in twenty years be the possessor of his house and land with over seven thousand dollars at interest. Who may not on our TEN YEAR PAYMENT PLAN possess a competency which with contentment is better than great riches?

Plans and specifications of houses above named with photographs of same, and numerous photographic views of Nutley and vicinity, can be seen by calling at Room 9, No. 84 Broadway, New York City, where all further information desired will be given by

JAMES R. HAY.

NEWARK BRANCH OF ERIE RAILWAY.

TIME TABLE

40 Minutes from New York. 33 Daily Trains. Yearly Commutation, $63.00. Averaging $5.25 per Month.

Family Tickets in Packages of 50, Half Rates.

TRAINS FROM NEW YORK.

TRAINS.	A.M.	A.M.	A.M.	A.M.	A. M.	A. M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P.M.	P. M.	P. M.
Leave Chambers St	5.45	6.50	8.00	8.30	10.00	11.30	2 00	3.30	4.20	4.50	5.20	5 50	6.20	7 30	10.00	12.00
" 23d St..	4.55	6.40	7.55	8.25	9.55	11.25	1 55	3.25	4.10	4.40	5.10	5.40	6.10	7.25	9.55	11.55

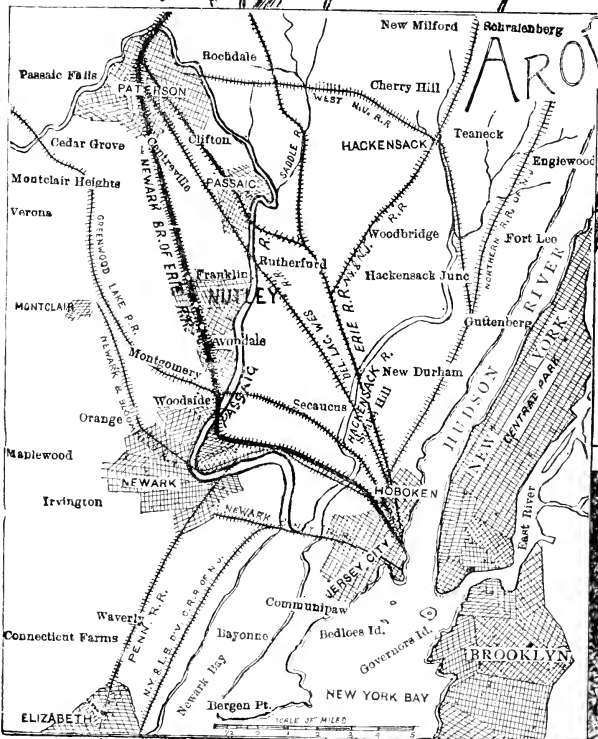
TRAINS TO NEW YORK.

	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	A. M.	A. M.	P.M.	P.M.	P. M.	P.M.	P.M.	P.M.	P. M.
Leave Franklin...	6 01	6.45	7.12	7.44	8.08	8.23	9.38	10.20	11.46	1.41	2.37	3.40	5.11	6.10	7.49	10.16
" Nutley.....	6.03	6.47	7.14	7.46	8.09	8.25	9.40	10.22	11.48	1.42	2.39	3.42	5.13	6.12	7.51	10.18
" Avondale...	6.06	6.49	7.17	7.48	8.11	8.28	9.43	10 24	11.51	1 44	2 41	3 44	5.15	6.15	7.54	10.21

SUNDAY TRAINS.

	A.M.	P.M.	P.M.	P.M.		A.M.	P.M.	P.M.	P. M.
Leave Chambers St	9.00	3.30	6.30	8.00	Leave Franklin...	8.50	1.50	5 47	10 16
" 23d St.....	8.55	3.25	6.25	7.55	" Nutley	8.52	1.52	5.49	10.18
					" Avondale...	8.55	1.54	5.52	10.21

AROUND AND ABOUT NUTLEY



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